



# TO LET

**PRIMROSE COTTAGE, 1 OLD MASONS YARD, CLAPHAM**  
**£ 800.00 PCM**



Visit Our Website [www.nwapropertymanagement.co.uk](http://www.nwapropertymanagement.co.uk)



## **PRIMROSE COTTAGE, 1 OLD MASONS YARD, CLAPHAM, LA2 8EB.**

Two bedroomed stone-built cottage, located in a convenient position on the edge of Clapham Village.

Double glazed windows, oil fired central heating, modern kitchen and bathroom suite.

Available on an initial six months shorthold tenancy agreement unfurnished with the facility to be extended if required.

Within easy access of the village amenities, with a wider range available in the nearby towns of Bentham and Settle.

Rail links from Clapham Station to Lancaster, Skipton and Leeds.

Available on an initial six months shorthold tenancy agreement with the facility to be extended if required.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor**

Entrance Hall, Lounge, Kitchen.

#### **First Floor**

Landing, 2 Bedrooms, Bathroom.

#### **Outside**

Enclosed Rear Yard Area.

### **ACCOMMODATION**

#### **GROUND FLOOR:**

##### **Entrance Hall:**

Part glazed external entrance door, staircase to first floor, under stairs store cupboard, and radiator.

##### **Lounge:**

20'0" x 10'6" (6.09 x 3.20)

Double glazed door with side panels, multifuel stove in recess on flagged hearth with wood mantle, and radiator.







### **Kitchen:**

With range of kitchen base with complementary work surfaces, wall units, stainless steel sink with mixer taps, built in electric oven, electric hob, extractor hood, double glazed window, recessed spotlights, radiator.



### **FIRST FLOOR:**

#### **Landing:**

With double glazed window, radiator, Velux roof light, access to 2 bedrooms and bathroom, cupboard housing oil fired central heating boiler.



#### **Bedroom 1:**

11'0" x 11'4" (3.35 x 3.45)

Low-level double-glazed window, conservation roof light, radiator.

#### **Bedroom 2:**

11'0" x 8'3" (3.35 x 2.51)

Two slit double-glazed windows, conservation roof light, radiator.



#### **Bathroom:**

5'0" x 7'0" (1.52 x 2.13) plus 3'5" x 3'6" (1.04 x 1.06)

L shaped three-piece white bathroom suite comprising bath with shower off the taps, WC, pedestal wash hand basin, radiator, double glazed window.

**Outside:**

Rear enclosed yard area.

**Directions:**

From the A65 from Settle, take the first turning into Clapham, go across the river bridge and take the second turning on the right on to Cross Haw Lane, go straight down to the end then turn right as if going to the village hall and Mason Yard is on the left. A To Let Board is erected.

**Tenure:**

Available on a six months shorthold tenancy with the ability to be extended if required.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the letting agents, NWA Property Management.

**Terms:**

A rental of **£800.00** per calendar month, plus a Bond of **£920.00** payable on commencement of the lease. The would-be tenants are also responsible for the payment of all bills i.e. Electricity, Oil, Water Rates, Council Tax, Telephone, etc.

**Application:**

If you are interested in renting this property then please contact NWA Property Management for an application form, which is to be filled in by the would-be tenants. Should this be of any interest to the landlords then a holding deposit of one week's rent is required to hold the property. This deposit would not be required until you have been formally accepted by the landlords.

**References:**

The would-be tenants are to provide the appropriate references, which are to be submitted for the approval of the landlords.

**N.B.**

The tenancy will run for at least the full six months, thereafter on a principle of the landlords giving two months notice for termination and the tenants giving one month's notice of termination of the agreement.



**Local Authority:**

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band C



Market Place  
Settle  
North Yorkshire  
BD24 9EJ

Tel: 01729 825219 Option 2

Email: [lettings@nwapropertymanagement.co.uk](mailto:lettings@nwapropertymanagement.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)



[www.tpos.co.uk](http://www.tpos.co.uk)

These particulars are intended only to give a fair description of the property as a guide to prospective tenants accordingly, a) their accuracy is not guaranteed and neither NWA Property Management nor the landlord(s) accept any liability in respect of their contents, b) they do not constitute an contract of rent, and c) any prospective tenant should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

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